

2.0 EXECUTIVE SUMMARY

2.1 PROJECT SYNOPSIS

Project Location

The Quarry Creek Master Plan project site is located in the northeast portion of the City of Carlsbad, approximately ¼-½ mile west of College Boulevard, and immediately south of State Route 78 (SR-78). The project site is located within an “urbanized area” (pursuant to the *California Environmental Quality Act (CEQA) Guidelines* Section 15387) and is generally surrounded to the north by a freeway, to the east by a commercial center and auto dealership, and to the south by residential development. Generally undisturbed natural open space areas encompass the panhandle portion of the project site on the west. The site is located within Local Facilities Management Zone 25 pursuant to the City of Carlsbad’s Growth Management Plan and is bordered by the City of Oceanside on the east and to the north.

The project site is comprised of two parcels of land; the 100-acre Reclamation parcel on the east, and the 56-acre Panhandle parcel on the west. Both parcels are owned by Hanson Aggregates. Buena Vista Creek bisects the Reclamation parcel and runs westerly as it exits the Reclamation parcel, and continues off-site north of the Panhandle parcel. Marron Road currently terminates at the western boundary of the Quarry Creek Plaza shopping center, which marks the eastern boundary of the project site. Haymar Drive, currently a frontage road located on the south side of SR-78, provides access to the northern portion of the Reclamation parcel. The project involves off-site improvements, which are generally located adjacent to, or the immediate vicinity of the project site, with the exception of a proposed public use trailhead, which would be located at the easterly terminus of Marron Road for that portion of the road that is located east of El Camino Real (east of the Vons shopping center).

Existing Setting

Land uses and features immediately surrounding the project site include the Quarry Creek Plaza shopping center and an auto dealership, the Calavera Hills residential neighborhood, the Buena Vista Creek Ecological Reserve and other vacant lands, the Marron Adobe home, and El Salto Falls. The Panhandle parcel is relatively undisturbed and characterized by an east-west trending ridge, which runs south of Buena Vista Creek. A parallel tributary stream course/valley drains the Calavera Hills neighborhoods from the south. A majority of the Reclamation parcel is highly disturbed as a result of the previous use of the property for aggregate materials mining and processing. This portion of the site is undergoing the final stages of reclamation in accordance with an adopted reclamation plan that is required by the Surface Mining and Recovery Act when mining activities are discontinued.

Elevations within the subject property range from approximately 80-feet above mean sea level at the Buena Vista Creek wetlands in the north central corner of the Reclamation parcel, to approximately 320 feet above sea level at the southeastern property line within the Panhandle parcel. The southeastern portion of the Reclamation parcel contains a steep north-facing cut slope that was created as part of the previous mining activities, traversed by concrete brow ditches. The Buena Vista Creek runs east to west through the center of the Reclamation parcel. A significant portion of the creek is undergoing restoration pursuant to the reclamation plan, which will include the re-establishment of natural wetland and upland vegetation communities in a widened, stabilized channel. The Buena Vista Creek then widens to wetlands habitat in the north-central area of the Reclamation parcel.

The project site supports a number of natural vegetation communities, including natural southern riparian woodlands, southern willow scrub forest, freshwater marsh, coastal sage scrub, southern mixed chaparral, and native grasslands.

Project Background

A majority of the Reclamation parcel has been utilized for aggregate materials extraction and related processing activities for approximately 34 years. Specifically, the South Coast Material Company (and its subsequent owners) conducted mining operations on this eastern 100-acre portion of the project site between 1961 and 1995. Since 1991, the property has been owned and the quarry operated by Hanson Aggregates. Historically, quarry mining operations on the Reclamation parcel included three industrial operations: (1) quarrying of the hard rock material from the site; (2) the manufacturing of asphalt and concrete products; and, (3) reclamation work. All quarrying activities on the property ceased in 1995, and the site has since been undergoing reclamation activities.

In compliance with the Surface Mining and Recovery Act of 1975 (SMARA), a Reclamation Plan for the quarry site was adopted by the State Mining and Geology Board in 1991. Under SMARA, all mining operations are required to have an adopted reclamation plan that will render the mining site usable per the local zoning and General Plan land use designations. The General Plan land use designations for the quarry site subject to the adopted reclamation plan are industrial (for the portion located within the City of Oceanside), and residential and open space for the portion located within the City of Carlsbad.

The approved 1991 Reclamation Plan adopted a revised alignment for Buena Vista Creek through the Quarry Creek Master Plan property. In conjunction with approval of a revised Reclamation Plan for the adjacent Quarry Creek commercial center, in 2001 the City of Oceanside included a condition that the Buena Vista Creek be retained within its current alignment (rather than realigned per the 1991 Plan), and that the remnants of El Salto Falls be preserved in place. Also in 2001, El Salto Falls was listed with the Native American Heritage Commission as a sacred site. A new, revised Reclamation Plan, which preserves the natural and culturally-protected Buena Vista Creek alignment and El Salto Falls, was adopted in July, 2010. Specifically, “Refined Alternative 3” was adopted as described in the *Final Subsequent Environmental Impact Report for the Former South Coast Quarry Amended Reclamation Plan* (SCH #2005111124, February 2010). Hanson Aggregates began reclamation in 2011 and is in the final stages of completing the reclamation. During removal of fuel tanks on the site in 1997, diesel and gasoline impacted soil was detected and soil remediation activities have been conducted on-site.

The existing General Plan land use designations of the project site are in conflict with the policies adopted as part of the December 23, 2009 updated City of Carlsbad 2005-2010 General Plan Housing Element and subsequent July 2011 actions. Adopted City housing policy stipulates construction of a minimum of 506 residential units on the Reclamation parcel. This was stipulated in order to satisfy the City’s Regional Housing Needs Assessment (RHNA) requirements for low and moderate affordable housing per state guidelines. Specifically, the Housing Element contains policies dictating modification of existing General Plan land uses on the Reclamation parcel to accommodate at least 306 Residential-High (RH) density units (minimum 20 dwelling units per acre [du/ac]), and 200 Residential-Medium-High (RMH) density units (minimum 12 du/ac).

In 2010, the Quarry Creek Master Plan and related discretionary applications were submitted by the project applicant to the City of Carlsbad Planning Department.

Project Objectives

The following identifies the project objectives for the proposed project:

- Provide land uses that are compatible and complementary with the existing and adjacent land uses and facilities in an effort to sustain San Diego Association of Governments (SANDAG) “Smart Growth” principles for the Quarry Creek area.
- Establish sufficient land use intensity on the project site to support the “Community Center” designation on the Smart Growth Concept Map.
- Provide a high density and medium-high density community in compliance with the policies of the Housing Element of the Carlsbad General Plan.
- Establish a comprehensive development plan for the site that provides an appropriate balance of open space, residential and public use land uses.
- Develop a sustainable community by focusing the land use design parameters on environmental, cultural, social and economic sustainability.
- Provide a plan that is strongly influenced by recognition of the balance between human interaction (development of urban uses) and natural systems (environmental conservation), in order to meet the needs of current and future generations, and to respect the history of past generations who have lived on the property.
- Construct a community that preserves and protects the most important cultural heritage aspects of the property.
- Provide a plan that permanently preserves the culturally significant El Salto Falls and the full alignment of Buena Vista Creek through the Quarry Creek property, and includes a significant development buffer of native landscape protecting each of these natural and historic resources.
- Comply with the Carlsbad Habitat Management Plan (HMP) and conserve open spaces through consistency with the requirements of the City of Carlsbad and Wildlife Agencies approved HMP.
- Provide a modern, sustainable urban development in place of a highly-disturbed quarry site.
- Implement a plan which is aesthetically pleasing, compatible and complimentary to adjacent land uses and facilities.
- Conserve open space areas for recreation and the preservation of sensitive environmental resources by clustering development within the non-environmentally sensitive areas of the property.
- Provide an economically-viable development program for the property.
- Design a community that encourages social interaction by providing recreational and open space area for project residents and the City at large.
- Provide for a variety of housing choices in order to accommodate the housing needs of a range of economic levels and age groups, to promote social diversity and to support an economically viable development program.
- Add to the City's inventory of housing diversity by providing both market rate and affordable housing opportunities that are conveniently located adjacent to transportation, commercial, recreational and public uses.

- Provide architectural and landscape Guidelines applicable to an appropriate mix of housing types which meet the City's goals for establishing a sustainable community that is marketable within the evolving economic profile of the surrounding community and the City of Carlsbad as a whole.
- Modify the Carlsbad Circulation Element to eliminate Marron Road and Rancho del Oro Road from extending through the Buena Vista Creek Preserve.
- Ensure sufficient developable acreage in different residential densities to provide varied housing types for households in all economic segments.
- Provide a plan that recognizes the development potential of the entire site as contemplated in the current adopted General Plan and Habitat Management Plan.
- Obtain approval of a development plan with sufficient variety of product types to overcome the economic impact of the City of Carlsbad's infrastructure construction and public safety requirements, which severely constrain infrastructure phasing on the property.

Project Characteristics

The Quarry Creek Master Plan provides a comprehensive plan for the development of the 156-acre project site, providing for a variety of residential, public use, and open space uses. The Master Plan provides development regulations tailored to each individual planning area, design guidelines, and public infrastructure. Five residential planning areas, five public use areas, and four open space areas are proposed under the Master Plan Land Use Plan. Full development of the Master Plan would provide a total of 656 residential dwelling units.

Residential Development

Approximately 48.9 acres (or 31 percent) of the project site will be devoted to residential land uses. The Master Plan proposes a diverse mix of residential neighborhoods, organized into five planning areas: R-1, R-2, R-3, R-4, and R-5. These proposed residential planning areas would allow the development of both for sale and for rent, attached and detached residential units.

Residential Planning Areas (PAs) R-1 and R-2 are proposed for high density residential development (15-23 du/ac). Residential PAs R-3, R-4, and R-5 are proposed at medium-high densities (8-15 du/ac). Upon buildout of the proposed project, the development areas of the Master Plan will contain a maximum of 656 dwelling units in a range of product types, densities, and price ranges, including both market-rate units and dwelling units provided under the City's Inclusionary Housing Ordinance.

The proposed residential buildings will feature five architectural styles. The five architectural styles are the Cottage, Craftsman, European Country, Monterey and Spanish Colonial. These styles are intended to provide varied yet harmonious architectural themes. Direct connections between these residential areas and the off-site existing commercial uses will be provided in order to allow for a convenient mix of uses. The residential neighborhoods will also include recreation and social activity areas in order to foster healthy, vibrant, and efficient neighborhoods.

Public Use

Public use areas would be dispersed throughout the buildable areas of the Master Plan. The public use areas would make up approximately 8.2 acres (6 percent) of the developed community and are intended to encourage pedestrian activity through a logical connection of trails, sidewalks, public vehicle parking,

bicycle facilities, and community uses, all within a short walk from residential neighborhoods. A Community Facilities site would be provided at the Marron Road entry to the site from the east, in a location proximate to both the proposed residential neighborhoods and the adjacent off-site commercial center.

Open Space

The proposed project would permanently protect 87.9 acres (56%) of the Master Plan area in natural open space. The proposed open space planning areas incorporate the most unique natural and cultural features located within the Master Plan area, including the steep slopes on the southern perimeter, the El Salto Falls and Buena Vista Creek through the center of the site, wetlands in the north-center, and tributary ephemeral streambed in the southwest panhandle. Some of these protected areas will be biologically restored to ensure long-term biological viability. Hiking trails, shade trees and other passive recreation areas are interspersed to ensure availability and utility of open spaces to the degree that these uses are compatible and not destructive of the environmentally beneficial uses of these spaces. The proposed HMP Hardline open space areas will be the subject of a permanent conservation easement and funding will be provided for permanent management.

Circulation

The proposed project would involve the extension of Marron Road into the project site; however, this road would not be connected to its existing terminus to the west of the project site (east of El Camino Real) as is currently identified in the City of Carlsbad's General Plan Circulation Element.

The proposed project would contain a series of two generalized loop systems for vehicular access to the entirety of the developable area of the property. The main entry to the site is from Marron Road, at its present terminus at the west end of the existing Quarry Creek shopping center. At this point, Marron Road will be extended as a two-lane controlled collector street to loop westerly and return to a north-south local collector street which will cross Buena Vista Creek via a bridge, to arrive at a "T" intersection at Haymar Drive, which completes an off-site easterly loop back to College Boulevard.

Traffic calming measures have been incorporated into the project design as an important part of the provision of "Complete Streets," or livability of the proposed community. These measures contribute to allowing the roadway to operate with all users in mind, including motorists, bicyclists, public transportation vehicles and pedestrians. Bike lanes will be included on all public streets within the project.

The proposed project would contain an accessible and convenient connection to the regional bus system and the PA P-1 Highway 78 Park and Ride lot. The Park and Ride lot will be primarily used by freeway carpoolers. Consistent with Smart Growth policies, the North County Transit District (NCTD) bus route will provide service to the project and the bus stop on Haymar Drive within the project will feature street furniture, including benches, shelters and transit information.

Habitat Management Plan

The existing HMP Hardline would conserve a total of 73.25 acres on-site. The proposed project would conserve 83.1 acres, including individual sensitive habitat categories, in excess of the 73.25 acres under the current HMP Hardline. While the project does not exactly match the boundaries of the revised Hardline Preserve Areas under the Carlsbad HMP, the proposed project is considered consistent with the

Carlsbad HMP because it meets the goals and objectives of the HMP by providing equivalent type and quantity of habitat areas within the project site.

Water Quality

A large amount of storm water on-site will be directed to extended detention/bio-retention areas to dissipate and filter pollutants through the use of select planting material in water quality facilities before the storm water runoff reaches Buena Vista Creek. Such facilities collect and slowly convey runoff flow to downstream locations and function by filtering water through vegetation and amended soil, thereby providing treatment and detention and retention of runoff before it moves downstream in Buena Vista Creek. Off-site low flows from two adjacent watersheds will be treated using high rate media filters.

Grading

Grading of the project site will involve approximately 582,000 cubic yards of cut and 582,000 cubic yards of fill. A total of 73.5 acres will be graded, resulting in 7,918 cubic yards of grading per acre. Remedial grading will involve 192,000 cubic yards. Minor grading will occur in two areas located immediately off-site, as discussed below.

Off-site Improvements

Implementation of the proposed project will involve construction of several off-site improvements. These improvements include the construction of sewer line connections, potable and reclaimed water lines, the Marron Road trailhead and a trail connection to Simsbury Court. The project involves grading in the Oceanside parcel located immediately east of Planning Area R-1, and grading/fill immediately off-site adjacent to the existing retaining wall associated with the Quarry Creek Plaza shopping center, immediately east of the project site's eastern boundary. Improvements will also be made to Haymar Drive to improve the street to local street standards.

Discretionary Actions and Other Approvals Associated with the Proposed Project

The proposed project will involve General Plan Amendments (GPA 11-09) to the Land Use Element, Open Space and Conservation Element and Circulation Element. Other actions associated with the project approval include a zone change (ZC 11-04), adoption of the Quarry Creek Master Plan (MP 10-01), approval of the Local Facilities Management Plan for Zone 25 (LFMP 87-25), Vesting Tentative Tract Map (CT 11-04), Hillside Development Permit (HDP 11-04), Floodplain Special Use Permit (SUP 11-04) and Habitat Management Plan (HMP 11-07).

Subsequent/Concurrent Entitlements to Implement the Master Plan

A variety of entitlement actions and discretionary permits will be required to implement the components of the Master Plan, subsequent to Master Plan adoption and as development begins to occur on the project site including planned development permits for projects that involve "for sale" dwelling units, and site development permits for any multifamily residential rental developments.

2.2 SUMMARY OF SIGNIFICANT IMPACTS AND MITIGATION MEASURES THAT REDUCE OR AVOID THE SIGNIFICANT IMPACTS

Table 2-1 summarizes environmental impacts, mitigation measures, and level of significance after mitigation associated with the Master Plan. Detailed analyses of these topics are included within each corresponding section contained within this document.

Table 2-1. Summary of Project Impacts and Proposed Mitigation Measures

| Environmental Impact | Significance Before Mitigation | Proposed Mitigation Measures | | Significance After Mitigation |
|--|--------------------------------|--|--|-------------------------------|
| <i>Aesthetics</i> | | | | |
| Development of the Planning Area R-5 portion of the Panhandle with residential building units will partially interrupt the character of the scenic view from the southern façade of the historic Marron Adobe. This constitutes a significant visual impact on the Marron-Hayes Adobe. | Significant | AES-1 AES-2 AES-3 | The Master Plan shall be maintained to specifically restrict the height limit within Planning Area R-5 to a maximum of 30 feet in height. Additionally, any buildings constructed within Planning Area R-5 shall utilize only earth tone building colors and roof tiles. Language stating that the 30-foot maximum height limitation and use of earth tone building colors and roof tiles that explicitly states that these restrictions can not be modified by any future Master Plan amendment (minor or major) shall be incorporated into the Master Plan. Prior to issuance of grading permits, the Applicant shall conduct a Level II Historic American Building Survey (HABS) documentation to be submitted to the City for approval. The photography component of the HABS documentation package would include several depictions of the viewshed from the southern façade/ <i>corredor</i> . Prior to issuance of grading permits, the Applicant shall prepare and receive approval of an interpretive signage plan, providing signage at a public site with visibility of the Marron-Hayes property, such as Proposed Park P-5, which will include a discussion of the function and use of the <i>corredor</i> and the viewshed from the southern façade as well as current and/or historic photographs depicting the <i>corredor</i> and the viewshed from it. The site must be included in the final building plans and submitted to the City for final approval. | Less than Significant |
| The construction of the project will increase the amount of lighting to the surrounding area as a new light source and the potential for spill lighting onto adjacent habitat areas is considered a significant impact. | Significant | AES-4 | Prior to issuance of a grading permit, the Applicant shall integrate the following principles into the project design and applicable project plans in order to reduce impacts associated with light and glare. The following basic principles required in the provision of lighting may include but are not limited to the following: <ul style="list-style-type: none">• Street lights shall provide a safe and desirable level of illumination for both motorists and pedestrians without intruding into residential areas.• All street lighting shall conform to City standards or an approved theme lighting program, and shall be approved by the City Engineer.• Illuminated entries shall direct lighting low to the ground and be limited to only the immediate vicinity of the entry. | Less than Significant |

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|--|--------------------------------|--|---|-------------------------------|
| | | <ul style="list-style-type: none">Lighted entries shall not be distracting, create visual hot spots, or glare, etc.All Public Use lighting shall be restricted and designed so as not to significantly affect any residential planning area, open space areas or other nearby properties. This can be accomplished through the use of shielded lighting.All lighting conditions will be addressed in the review and approval of any site development plan or other application.The plans shall be approved by the City of Carlsbad. | | |
| Agriculture and Forestry | | | | |
| No impacts to agriculture or forestry were identified | N/A | No mitigation measures are required. | | N/A |
| Air Quality | | | | |
| Construction activities (including blasting) will result in a temporary significant impact with regards to PM ₁₀ and PM _{2.5} emission in excess of the SDAPCD thresholds. | Significant | AQ-1 | Prior to issuance of a grading permit, the project applicant shall prepare a dust control measure plan that includes Best Available Control Measures (BACM) that are designed to reduce PM ₁₀ emissions. The dust control plan shall be submitted to the City of Carlsbad Engineering Department for review and approval. The following standards for construction emissions shall be implemented during construction: <ul style="list-style-type: none">Apply water during grading (which includes blasting activity)/grubbing activities to all active disturbed areas at least twice daily;Apply non-toxic soil stabilizers according to manufacturer's specification to all inactive construction areas (previously graded areas inactive for ten days or more);Apply water to all on-site unpaved roadways at least two times daily; andReduce all construction related traffic speeds on-site to below 15 miles per hour (MPH). | Less than Significant |
| Biological Resources | | | | |
| Vegetation Communities: Implementation of the proposed project would result in impacts to upland vegetation communities and wetland vegetation. Upland impacts include | Significant | BIO-1 | Prior to issuance of a grading permit, mitigation plans for impacts to wetland and riparian species shall be submitted to the City for approval. The following measures shall be implemented: <ul style="list-style-type: none">Impacts to southern riparian woodland, southern willow scrub, and mule fat scrub shall be mitigated at a 3:1 ratio with a minimum 1:1 creation ratio. In total, impacts to riparian vegetation communities shall require 1.26 acres of mitigation. The proposed project shall include 0.42 acres of riparian creation, and 0.84 acres of enhancement of wetlands on-site | Less Than Significant |

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| <p>0.2 acre of native grassland, 13.1 acres of Diegan coastal sage scrub, 1.1 acres of Baccharis scrub, 0.2 acre of coastal sage chaparral scrub, 0.1 acre of southern mixed chaparral, 24.6 acres of non-native grassland, 0.1 acre of eucalyptus woodland, 0.4 acre of non-native vegetation, and 6.3 acres of disturbed habitat.</p> <p>Impacts to wetland/riparian communities include 0.34 acre of southern riparian woodland, 0.06 acre of southern willow scrub, and 0.02 acre of mule fat scrub.</p> | | <p>or immediately off-site along Buena Vista Creek. Refer to Figure 5.4-7 for the proposed location of riparian creation. Alternatively, the project may complete mitigation at an off-site location acceptable to the City and Resource Agencies.</p> <ul style="list-style-type: none"> • Impacts to 0.2 acres of native grassland shall be mitigated at a 3:1 ratio (0.6 acres) through on-site preservation of 0.1 acres of native grassland and restoration of 0.5 acres of native grassland within on-site open space. • Impacts to 13.1 acres of Diegan coastal sage scrub shall be mitigated at a 2:1 ratio (26.2 acres) through on-site preservation of 25.2 acres of Diegan coastal sage scrub. The remaining 1.0 acres shall be mitigated through restoration of Diegan coastal sage scrub on-site. • An additional 3.5 acres will be revegetated with Diegan coastal sage scrub species for erosion control purposes, and will be required to meet cover criteria for erosion control, but will not be required to meet success criteria for Diegan coastal sage scrub being used for project mitigation. • Impacts to 0.2 acres of coastal sage chaparral scrub and 0.1 acres of southern mixed chaparral shall be mitigated at a 1:1 ratio (0.3 acres) through on-site preservation of 0.2 acres of coastal sage chaparral scrub and 0.1 acres of southern mixed chaparral. • Impacts to 24.6 acres of non-native grassland shall be mitigated at a 0.5:1 ratio (12.3 acres). The applicant shall include preservation of 10.0 acres of non-native grassland and either payment of the in lieu fee or restoration of 2.3 acres of grassland habitat on-site. • Impacts to 6.3 acres of disturbed habitat, 0.1 acres of eucalyptus woodland and 0.4 acres of non-native vegetation shall be mitigated at a 0.1: 1 ratio with on-site preservation of 0.68 acres southern mixed chaparral (6.8 acres of impact times 0.1). <p>BIO-2</p> <p>Prior to issuance of a grading permit, the applicant shall submit a riparian restoration plan and a native grassland restoration plan for approval by the City of Carlsbad. The restoration plans shall include the following:</p> <p>Riparian Restoration Plan</p> <p>a) All final specifications and topographic-based grading, planting, and irrigation plans (0.5 foot contours and typical cross-sections) for the creation/restoration-sites. All wetland mitigation areas shall be graded to the same elevation as</p> | |

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| | | <p>adjacent existing jurisdictional wetlands areas, and/or to within one foot of the groundwater table, and shall be left in a rough grade state with microtopographic relief (including channels for wetlands) that mimics natural topography, as directed by the City and the USACE, USFWS, and CDFG (collectively referred to as "Resource Agencies"). Topsoil and plant materials salvaged from the impacted areas (including live herbaceous shrub and tree species) shall be transplanted to, and/or used as a seed/cutting source for, the riparian/wetland creation and enhancement areas to the maximum extent practicable as directed by the City of Carlsbad and Resource Agencies. Planting and irrigation shall not be installed until the City and Resource Agencies have approved of the mitigation-site grading. All plantings shall be installed in a way that mimics natural plant distribution, and not in rows;</p> <p>b) Planting palettes (plant species, size, and number/acres) and seed mix (plant species and pounds/acres). The multitude of plant palettes proposed in the draft plans shall include native species specifically associated with the habitat type(s). Unless otherwise approved by the City and Resource Agencies, only locally native species (no cultivars) obtained from as close to the project site as possible shall be used. The source and proof of local nativeness of all plant material and seed shall be provided;</p> <p>c) Container plant survival shall be 80 percent of the initial plantings for the first five years. At the first and second anniversary of plant installation, all dead plants shall be replaced unless their function has been replaced by natural recruitment;</p> <p>d) A final implementation schedule that indicates when all riparian/wetland impacts, as well as riparian/wetland creation/restoration grading, planting, and irrigation, will begin and end. Necessary site preparation and planting shall be completed during the concurrent or next planting season (i.e., late fall to early spring) after the City and Resource Agencies' approval of grading. Any temporal loss of habitat caused by delays in riparian/wetland habitat creation/restoration shall be offset through like habitat creation/restoration at a 0.5: 1 ratio for every six months of delay (i.e., 1:1 for 12 months delay, 1.5:1 for 18 months delay, etc.). In the event that the project applicant is wholly or partly prevented from performing obligations under the final plans (causing temporal losses due to delays) because of unforeseeable circumstances or</p> | |

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| | | <p>causes beyond the reasonable control, and without the fault of negligence of the project applicant, including but not limited to natural disasters (e.g., earthquakes, etc.), labor disputes, sudden actions of the elements (e.g., landslide activity), or actions or inaction by federal or state agencies, or other governments, the project applicant will be excused by such unforeseeable cause(s);</p> <p>e) Five years of success criteria for wetland/riparian creation/restoration areas, including: separate percent cover criteria for herbaceous understory, shrub midstory, and tree overstory, and a total percent absolute cover for all three layers at the end of five years; evidence of natural recruitment of multiple species for all habitat types; 0 percent coverage for Cal-IPC's "Invasive Plant Inventory" species, and no more than 10 percent coverage for other exotic/weed species;</p> <p>f) A minimum of five years of maintenance and monitoring of riparian/wetland creation/restoration areas, unless success criteria are met earlier and all artificial water supply has been off for at least two years;</p> <p>g) A qualitative and quantitative vegetation monitoring plan with a map of proposed sampling locations. Photo points shall be used for qualitative monitoring and stratified-random sampling shall be used for all quantitative monitoring;</p> <p>h) Contingency measures in the event of creation/restoration failure;</p> <p>i) Annual mitigation maintenance and monitoring reports shall be submitted to the City and Resource Agencies no later than December 1 of each year; and</p> <p>j) A wetland delineation shall be performed to confirm that USACE and CDFG jurisdictional wetlands have been successfully created/restored prior to final approval of creation/restoration-sites.</p> <p>Native Grassland and Diegan Coastal Sage Scrub Habitat Restoration Plan</p> <p>a) All final specifications and topographic-based grading (with 10-foot contours), planting, and irrigation plans (if irrigation is used). All upland habitat creation/restoration-sites shall be prepared for planting by decompacting the top soil in a way that mimics natural upland habitat top soil to the maximum extent practicable while maintaining slope stability. Topsoil and plant materials salvaged from the upland habitat areas to be impacted shall be transplanted to, and/or used as a seed/cutting source for, the upland habitat restoration/creation</p> | |

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| | | <p>areas to the maximum extent practicable as approved by the City of Carlsbad and the wildlife agencies. Planting and irrigation shall not be installed until the City and wildlife agencies have approved of upland habitat restoration/creation-site grading. All plantings shall be installed in a way that mimics natural plant distribution and not in rows;</p> <p>b) Planting palettes (plant species, size, and number/acres) and seed mix (plant species and pounds/acres). The upland plant palette proposed in the draft plans shall include native species specifically associated with the habitat type(s). Unless otherwise approved by the City of Carlsbad and wildlife agencies, only locally native species (no cultivars) obtained from as close to the project site as possible shall be used. The source and proof of local nativeness of all plant material and seed shall be provided;</p> <p>c) Container plant survival shall be 80 percent of the initial plantings for the first five years. At the first and second anniversary of plant installation, all dead plants shall be replaced unless their function has been replaced by natural recruitment;</p> <p>d) A final implementation schedule that indicates when all native grassland and Diegan coastal sage scrub impacts, as well as native grassland and Diegan coastal sage scrub creation/restoration grading, planting, and irrigation, will begin and end. Necessary site preparation and planting shall be completed during the concurrent or next planting season (i.e., late fall to early spring) after the City and wildlife agencies' approval of grading. Any temporal loss of habitat caused by delays in native grassland and Diegan coastal sage scrub habitat creation/restoration shall be offset through like habitat creation/restoration at a 0.5:1 ratio for every six months of delay (i.e., 1:1 for 12 months delay, 1.5:1 for 18 months delay, etc.). In the event that the project applicant is wholly or partly prevented from performing obligations under the final plans (causing temporal losses due to delays) because of unforeseeable circumstances or causes beyond the reasonable control, and without the fault of negligence of the project applicant, including but not limited to natural disasters (e.g., earthquakes, etc.), labor disputes, sudden actions of the elements (e.g., further landslide activity), or actions or inaction by federal or state agencies, or other governments, the project applicant will be excused by such unforeseeable cause(s);</p> <p>e) Five years of success criteria for native grassland creation/restoration areas, including: a total of 40-65</p> | |

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| | | | <p>percent absolute cover; evidence of natural recruitment of multiple species; 0 percent coverage for Cal-IPC List A and B species, and no more than 10 percent coverage for other exotic/weed species;</p> <p>f) A qualitative and quantitative vegetation monitoring plan with a map of proposed sampling locations. Photo points shall be used for qualitative monitoring and stratified, random sampling shall be used for all quantitative;</p> <p>g) Contingency measures in the event of creation/restoration failure; and</p> <p>h) Annual mitigation maintenance and monitoring reports shall be submitted to Carlsbad and the wildlife agencies after the maintenance and monitoring period and no later than December 1 of each year.</p> | |
| <p>Jurisdictional Areas:</p> <p>The proposed project would cause impacts to 0.21 acres of USACE jurisdictional areas and 0.47 acres of CDFG jurisdictional areas. The USACE and CDFG require no net loss of wetlands.</p> | Significant | BIO-3 | <p>Prior to the issuance of a grading permit, a mitigation plan shall submitted to the City for approval that provides mitigation for the permanent and temporary impacts to 0.21 acres of USACE jurisdictional areas and 0.47 acres of CDFG jurisdictional areas shall be accomplished through on-site mitigation at a 3: 1 mitigation to impact ratio through a combination of habitat creation at a 1: 1 ratio and restoration/enhancement at a 2:1 ratio; resulting in 0.63 acres of USACE mitigation, including at least 0.21 acres of creation and 1.41 acres of CDFG mitigation, including at least 0.47 acres of creation. The riparian creation shall occur on-site, and the remaining 0.94-acres of mitigation would occur with enhancement of wetlands on-site or immediately off-site along Buena Vista Creek. Alternatively, the project may complete mitigation at an off-site location acceptable to the City and Resource Agencies. Refer to Figure 5.4-7 for the proposed location of riparian creation on-site. Impacts to 0.2 acres of the riparian habitat due to shade shall be mitigated through on-site or off-site enhancement of 0.20 acres of disturbed riparian habitat</p> | Less Than Significant |
| <p>Sensitive Animals:</p> <p>The proposed project would result in direct removal of Diegan coastal sage scrub (Group C) habitat. Seven coastal California gnatcatcher pairs were observed in the area impacted. One of the</p> | Significant | BIO-4 | <p>Prior to construction activities during the avian breeding season (February 15-September 15); a qualified biologist shall conduct pre-construction surveys in the adjacent habitat for coastal California gnatcatcher, least Bell's vireo, southwestern willow flycatcher, and nesting raptors. The survey shall begin not more than three days prior to the beginning of grading activities. The USFWS and CDFG (collectively referred to as "wildlife agencies") shall be notified if any of these species are observed nesting within 500 feet of proposed grading activities. No activities which would result in noise levels exceeding 60 dBA hourly Leq within this 500-foot buffer shall be allowed. Background noise (e.g., State Route 78 [SR-78]) shall be excluded from the 60 dBA calculation. If grading activities are not completed prior to the breeding</p> | Less Than Significant |

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| gnatcatcher pairs in the southeastern corner of the project site has the potential to continue to use adjacent sage scrub. Additionally, impacts to non-native grassland would impact foraging habitat for the one northern harrier and white-tailed kite, as well as habitat for two San Diego black-tailed jackrabbits. | | <p>season, and any of these species are present, and noise levels exceed this threshold, noise barriers shall be erected to reduce noise impacts to occupied habitat to below 60 dBA hourly Leq and/or the activities shall be suspended.</p> <p>The proposed project may result in significant edge effects (including effects from human activity) along the western boundary of the project site, as well as along the development/ open space boundaries. To reduce edge effects, on-site human activity, and potential impacts related to the introduction of exotic and domestic animals, the following mitigation is required.</p> | |
| Indirect Impacts: The proposed project would result in indirect impacts associated with human activity; domestic pets, exotic plants, night lighting; shading, and noise. | Significant | BIO-5 Prior to issuance of a grading permit, the applicant shall incorporate the following measures into the grading plans, final project design, and landscaping plans: <ul style="list-style-type: none"> • Temporary fencing (with silt barriers) shall be installed at the limits of project impacts (including construction staging areas and access routes) to prevent additional sensitive habitat impacts and to prevent the spread of silt from the construction zone into adjacent habitats to be avoided. Fencing shall be installed in a manner that does not impact habitats to be avoided. The applicant shall submit to the City, and the resource agencies (i.e., USACE, USFWS, and CDFG), for approval at least 30 days prior to initiating project impacts and the final plans for initial clearing and grubbing of sensitive habitat and project construction. These final plans shall include photographs that show the fenced limits of impact and all areas (including riparian/wetland or coastal sage scrub) to be impacted or avoided. If work occurs beyond the fenced or demarcated limits of impact, all work shall cease until the problem has been remedied to the satisfaction of the City and the resource agencies. Any riparian/wetland or upland habitat impacts that occur beyond the approved fence shall be mitigated at a minimum 5:1 ratio. Temporary construction fencing shall be removed upon project completion. • A monitoring biologist approved by the resource agencies shall be on-site during clearing and grubbing of habitat that occurs within 200 feet of the | Less Than Significant |

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| | | <p>grading limits. The monitoring biologist shall conduct weekly site visits during rough grading to ensure that the grading limits have been respected. The biologist must be knowledgeable of gnatcatcher, least Bell's vireo, and flycatcher biology and ecology. The applicant shall submit the biologist's name, address, telephone number, and work schedule on the project to the City and the resource agencies at least seven days prior to initiating project impacts.</p> <ul style="list-style-type: none"> The monitoring biologist shall periodically monitor adjacent habitats for excessive amounts of dust and shall recommend remedial measures to address dust control if necessary. The monitoring biologist shall implement a contractor training program to insure compliance with permit conditions. Any violations would be reported to the City and the wildlife agencies within 24 hours. Weekly reports will be submitted during initial clearing and grubbing, and monthly reports shall be submitted throughout the remainder of the grading of the site. A final report shall be submitted to the City and the wildlife agencies within 60 days of project completion. The clearing and grubbing of sensitive habitats shall occur outside of the bird breeding season (February 15 to September 15), unless a qualified biologist demonstrates to the satisfaction of the City and the wildlife agencies that all nesting is complete. <p>BIO-6 Prior to construction activities, the applicant shall complete the following tasks:</p> <ul style="list-style-type: none"> A conservation easement shall be placed over those portions of the property required to meet project mitigation obligations (a conservation easement already exists over the open space previously set aside as part of the quarry reclamation effort). The applicant shall prepare and implement a perpetual management, maintenance, and monitoring plan (PMP) for all on-site biological conservation easement areas (a perpetual management, maintenance, and monitoring plan already exists over the open space previously set aside as part of the quarry reclamation effort). The applicant shall also establish a non-wasting endowment or other satisfactory financing mechanism for an amount approved by the City and resource agencies based on a Property Analysis | |

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| | | <p>Record (PAR; Center for Natural Lands Management 1998) or similar cost estimation method to secure the ongoing funding for the perpetual management, maintenance, and monitoring of the biological conservation easement area by an agency, non-profit organization, or other entity approved by the City and resource agencies. The applicant shall submit a draft plan including: (1) a description of perpetual management, maintenance, and monitoring actions and the PAR or other cost estimation results for the non-wasting endowment; and (2) proposed land manager's name, qualifications, business address, and contact information to the resource agencies for approval at least 30 days prior to initiating project impacts. Upon approval of the draft plan, the applicant shall submit the final plan to the City and resource agencies and a contract with the approved land manager, as well as transfer the funds for the non-wasting endowment to a non-profit conservation entity, within 60 days of receiving approval of the draft plan.</p> <p>BIO-7 Concurrent with construction activities, the applicant shall complete the following tasks:</p> <ul style="list-style-type: none"> • Employees shall strictly limit their activities, vehicles, equipment, and construction materials to the fenced project footprint. • To avoid attracting predators of the gnatcatcher, vireo, and flycatcher, the project site shall be kept as clean of debris as possible during project grading. All food-related trash items shall be enclosed in sealed containers and regularly removed from the site. • Pets of project personnel shall not be allowed on the project site during grading. • Disposal or temporary placement of excess fill, brush, or other debris shall not be allowed in waters of the U.S. or their banks. • All equipment maintenance, staging, and dispensing of fuel, oil, coolant, or any other such activities shall occur in designated areas outside of waters of the U.S. within the fenced project impact limits. These designated areas shall be located in previously compacted and disturbed areas to the maximum extent practicable in such a manner as to prevent any runoff from entering waters of the U.S., and shall be shown on the construction plans. Fueling of equipment shall take place within existing paved areas greater than 100 feet from waters of the U.S. | |

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| | | <ul style="list-style-type: none"> Contractor equipment shall be checked for leaks prior to operation and repair, as necessary. "No fueling zones" shall be designated on construction plans. No species on the Cal-IPC "Invasive Plant Inventory" list shall be included in the project landscaping plans. The biological monitor shall inspect landscaping elements proposed to be installed within the Master Plan for the presence of Argentine ants. Any landscaping containing Argentine ants shall be rejected from being installed within the Master Plan area. All exterior lighting adjacent to preserved habitat shall be of the lowest illumination allowed for human safety, selectively placed, shielded, and directed away from preserved habitat to the maximum extent practicable. All planning areas adjacent to preserved habitat shall have non-reflective windows to minimize bird strike issues. | |
| Cultural Resources | | | |
| Construction activities could inadvertently impact Locus 1 at cultural resources site SDI-5651 within the project site. In addition, earth moving activities during construction could potentially unearth unknown buried resources, which could result in damage to the resource. | | CR-1 Prior to initiating any grading or construction activities, temporary construction fencing shall be erected around Locus 1 at site SDI-5651. The limits of fencing shall be established in consultation with an archaeological monitor, and the archaeological monitor shall verify the location of the fencing in relation to Locus 1 in the field. Erecting fencing around Locus 1 will ensure no disturbance to the area occurs during earth work activities. | Less Than Significant |

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| The El Salto Falls is located within proposed Planning Area OS-3, which is proposed open space. The Falls was designated as a sacred site by the Native American Heritage Commission in 2001, and was evaluated by Affinis in 2008 and recommended eligible for inclusion in the CRHR and NRHP as a Traditional Cultural Property. | Significant | CR-2 | A Final Falls Management Plan shall be developed for areas within 200 feet of El Salto Falls. This plan shall be developed in consultation with the appropriate Native American tribe(s) and shall ensure that any improvements or activity in this area is sensitive to the cultural values and designation of the El Salto Falls. | Less Than Significant |
| Earth moving activities during construction could potentially unearth unknown buried cultural resources, which could result in damage to the resource. | Significant | CR-3 | <p>The following mitigation measures will be implemented as a result of consultation with the San Luis Rey Band:</p> <ol style="list-style-type: none"> 1. During vegetation removal, all archaeological sites including CA-SDI-9967, CA-SDI-17863 and Site CA-SDI-5651 Loci 2-5 will be brushed using brush mowers or other equipment that does not disturb soil to allow enhanced surface inspection and collection. 2. A team of archaeologists and Native American monitor will conduct a surface collection of all site areas. All artifacts recovered will be mapped using a hand-held GPS. Surface artifacts will be returned to the San Luis Rey band for reburial or curation. 3. The alignment for a sewer line at site CA-SDI-17863 will be exposed for surface collection using a flat edged bucket on a backhoe prior to excavation of the sewer. 4. All other sites will have controlled grading performed using a rubber-wheeled backhoe with a flat-edged blade. 5. Notes directing this process will become notes on the grading plans and will be included in the monitoring agreement. The notes will denote these areas as "environmentally sensitive areas." | Less than Significant |
| | | CR-4 | <p>Prior to initiating any grading or construction activities, the applicant shall contract with a qualified archeologist to conduct an archaeological monitoring program for the Panhandle parcel and for any previously undisturbed portions of the Reclamation parcel. The monitoring program shall include the following:</p> <ol style="list-style-type: none"> 1. Prior to implementation of the monitoring program, a pre-excavation agreement shall be developed | |

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| | | | <p>between the San Luis Rey Band of Luiseño Mission Indians, the applicant and the Cities of Oceanside and Carlsbad.</p> <ol style="list-style-type: none">2. The qualified archaeological and Native American representative shall attend a pregrading meeting with contractors to explain the requirements of the program.3. An archaeologist and Native American monitor shall be on-site during all grading, trenching, and other ground-disturbing activities.4. If archaeological artifact deposits or cultural features are discovered, grading activities shall be directed away from these deposits to allow a determination of potential importance. Isolates and clearly non-significant deposits will be minimally documented in the field and grading shall proceed. For any significant artifact deposits, data recovery shall be completed. This will require collection of an adequate artifact sample using professional archaeological collection methods.5. Recovered artifactual materials shall be cataloged and analyzed.6. A report shall be completed describing the methods and results of the monitoring and data recovery.7. Artifacts shall be curated to current professional repository standards at an appropriate curatorial facility, or the collection may be repatriated to the San Luis Rey Band, as specified in the pre-excavation agreement. | |
| Earth moving activities during construction could potentially unearth unknown buried paleontological resources, which could result in damage to the resource. | Significant | CR-5 | A qualified paleontologist shall monitor all grading that includes initial cutting into any area of the project site as the project site sits on paleontologically sensitive late Quaternary terrace deposits and the Tertiary Santiago Formation deposits. If any paleontological resources are identified during these activities, the paleontologist shall temporarily divert construction until the significance of the resources is ascertained. | Less than Significant |
| | | CR-6 | Paleontological monitoring shall occur only for those undisturbed sediments wherein fossil plant or animal remains are found with no associated evidence of human activity or any archaeological context. | |
| | | CR-7 | Paleontological monitors shall be equipped to salvage fossils as they are unearthed to avoid construction delays, and to remove samples of sediments which are likely to contain the remains of small fossil invertebrates and vertebrates. Monitors shall be empowered to temporarily halt or divert equipment to allow removal of abundant or large specimens. Monitoring may be reduced if the potentially fossiliferous units described above are not present or if the fossiliferous units | |

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| | | <p>present are determined by a qualified paleontological monitor to have low potential to contain fossil resources.</p> <p>CR-8 All recovered specimens shall be prepared to a point of identification and permanent preservation, including washing of sediments to recover small invertebrates and vertebrates.</p> <p>CR-9 Specimens shall be identified and curated into an established, accredited, professional museum repository with permanent retrievable storage. The paleontologist shall have a written repository agreement in hand prior to the initiation of mitigation activities.</p> <p>CR-10 A report shall be completed describing the methods and results of the monitoring and data recovery program.</p> | |
| No evidence of human remains was observed within the project site; however, the possibility remains of undiscovered human remains to exist on-site. Potential impacts to human remains resulting from construction of the proposed project would occur during excavation and grading. | Significant | <p>CR-11 If human remains are found during any ground disturbance associated with project development activities, including the archaeological test or data recovery programs, the agency must comply with Public Resources Code (PRC) 5097.98.</p> <ul style="list-style-type: none"> a) The discovery location will be protected and secured from further disturbance. b) The Archaeological Project Manager will contact the San Diego County Medical Examiner. c) If the remains are determined by the Medical Examiner or an authorized representative to be Native American, the Medical Examiner will contact the NAHC. d) The NAHC will designate and contact the Most Likely Descendant (MLD). e) The property owner will provide the MLD with access to the discovery location, which will have been protected from damage. f) The MLD will make a recommendation for treatment of the remains within 48 hours. Possible options for treatment include: <ul style="list-style-type: none"> i) Preservation in place and avoidance. ii) Removal by a qualified archaeologist. Analysis by an osteologist or physical anthropologist may or may not be possible. iii) Repatriation of the remains to the MLD following the Native American Graves Protection and Repatriation Act (NAGPRA) process. iv) Reburial of the remains on the property. g) If the MLD does not make a recommendation within 48 hours, or if the recommendations are not acceptable to the property owner following extended discussions and mediation, the property owner will reinter the remains and burial items with appropriate dignity on the property, in a location not subject to | Less than Significant |

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| | | <p>further subsurface disturbance. The location of reinterment will be protected by one of the three following measures:</p> <ul style="list-style-type: none"> i) Record the location with the NAHC or the SCIC. ii) Utilize an open space or conservation zoning designation or easement. iii) Record a document with San Diego County. h) If multiple human remains are found, extended discussions will be held with the MLD. If agreement on the treatment of these remains is not reached, they will be reinterred in compliance with PRC 5097.98(e). | |
| Geology and Soils | | | |
| The project site is subject to seismic ground shaking and ground failure due to expansive soils that could result in damage to structures during a major earthquake. | Significant | <p>GS-1 Prior to approval of final engineering and grading plans for each phase of development within the project site, the City shall verify that all recommendations contained in the <i>EIR-Level Soil and Geologic Reconnaissance</i> (October 20, 2011) and the <i>Preliminary Geotechnical Investigation</i> (May 11, 2012) prepared by GEOCON have been incorporated into all final engineering and grading plans. The City's soil engineer and engineering geologist shall review grading plans prior to finalization, to verify plan compliance with the recommendations of the report. All future grading and construction of the project site shall comply with the geotechnical recommendations contained in the geotechnical reports. These reports identify specific measures for mitigating geotechnical conditions on the project site, and addresses grading, foundations, and proper on-site drainage.</p> | Less than Significant |
| Greenhouse Gas Emissions | | | |
| The project will emit approximately 11,118.12 MTs of CO ₂ e each year. Per guidelines of CAPCOA's 900 MT per year threshold, the project would result in a significant impact. | Significant | <p>GHG-1 Prior to issuance of a building permit, third-party verification by a certified Home Energy Rater (or equivalent) shall be conducted on the proposed residential design components. The Rater shall work with the project proponent/builder throughout the construction process to help determine the needed energy-saving equipment and construction techniques; and will conduct required on-site diagnostic testing and inspections to document that the home is eligible to earn the Energy Star label or provide documentation demonstrating that a comparable level of energy reduction will be provided via alternative verifiable means. Additionally, residential buildings shall provide a space for recharge of batteries for both small (handheld) and large (e.g., electric lawnmower or car) equipment (laundry rooms and garages).</p> | Less than Significant |
| Hazards and Hazardous Materials | | | |
| Grading activities in the northern portion of the Reclamation | Significant | <p>HAZ-1 Per the California RWQCB, San Diego Region Order No., R9-2002-0342, any project activity that encounters or disturbs petroleum fuel contaminated soils (FCS) shall be required to follow the RWQCB's <i>Waste Discharge Requirements for the</i></p> | Less than Significant |

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| parcel would encounter approximately 1,000 cubic yards of FCS (fuel contaminated soil), just south of Harmar Drive. | | <p><i>Disposal and/or Reuse of Petroleum Fuel Contaminated Soils in the San Diego Region, and Monitoring and Reporting Program No. R9-2002-0342 for the Disposal and/or Reuse of Petroleum Fuel Contaminated Soils in the San Diego Region.</i> The requirements for proper transport and disposal of the FCS shall be included on the grading plans and permits for the proposed project.</p> <p>Additionally, the construction contractor shall be required to follow all additional federal, state and local regulations that included but are not limited to the California Water Code; California Code of Regulations Titles 22, 23, and 27; RWQCB Resolution No. R9-2007-0104 Conditional Waiver No. 8, specifically Sections 8.I.A and 8.II.D and E; and 29, 40, and 49 Code of Federal Regulations.</p> | |
| Hydrology and Water Quality | | | |
| Construction activities would increase the potential for silt or other construction materials to exit the project site and enter the surrounding Buena Vista Creek watershed. | Significant | <p>WQ-1 Prior to issuance of a grading permit for any phase of the development, the applicant shall prepare and submit for review and approval of the Carlsbad City Engineer, a Storm Water Pollution Prevention Program (SWPPP) to demonstrate that pollutants will be controlled through compliance with the City of Carlsbad Standard Urban Stormwater Mitigation Plan (SUSMP), General Construction Stormwater Permit (Order No. 2009-0009-DWR, NPDES CAS000002), and the General Municipal Stormwater Permit (Order No. R9-2007-0001, NPDES CAS0108758). The applicant shall be responsible for monitoring and maintaining the BMP erosion control measures identified below on a weekly basis in accordance with the City's grading and erosion control requirements (Municipal Code Section 15.16. et seq.). The locations of all erosion control devices shall be noted on the grading plans. BMPs that shall be installed include, but are not limited to, the following:</p> <ul style="list-style-type: none"> • Silt fence, fiber rolls, or gravel bag berms; • Check dams; • Street sweeping and vacuuming; • Storm drain inlet protection; • Stabilized construction entrance/exit; • Hydroseed, soil binders, or straw mulch; • Containment of material delivery and storage areas; • Stockpile management; • Spill prevention and control; • Waste management for solid, liquid, hazardous, and sanitary waste-contaminated soil; and • Concrete waste management. | Less Than Significant |
| Operation of the project has the potential to result | Significant | <p>WQ-2 Prior to the issuance of grading permits or other approvals for any public or private right-of-way improvements or site development plans, the developer shall prepare and submit for review and</p> | Less Than Significant |

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| in an increase in pollutants entering the adjacent creek. Therefore, the proposed project has the potential to result in significant water quality impacts associated with project operations. | | <p>approval of the Carlsbad City Engineer, improvement plans that demonstrate that pollutants will be controlled through compliance with the City of Carlsbad SUSMP and SWMP. Approval of such plans shall be subject to a determination by the Carlsbad City Engineer that the proposed project has implemented an integrated Low Impact Development (LID) approach to meet criteria described in the City of Carlsbad SUSMP. The proposed project has incorporated the following LID strategies which include site design BMPs, source control BMPs and structural treatment control BMPs into the project design to the maximum extent practicable:</p> <ul style="list-style-type: none"> • Optimization of site layout (100-foot vegetated buffer, 50-foot building setback, minimizing disturbance of natural areas); • Minimization of directly connected impervious areas and directing runoff from impervious areas to landscape where possible; • Non-contiguous sidewalks; • Street sweeping; • Appropriate pest management; • Covered trash enclosures; • Storm drain inlet labeling; • Incorporation of landscape and open space areas; • Bioretention Extended Detention Basins; and • High rate media filter units. | |
| Land Use and Planning | | | |
| Implementation of the proposed project will not result in a significant land use and planning impact. | N/A | No mitigation measures are required. | N/A |
| Noise | | | |
| Based upon these findings, and the proposed site layout, the future ground level noise levels were found to be at or below 60 dBA CNEL and no noise mitigation is required to comply with the City of Carlsbad | Significant | <p>N-1 The project proponent shall prepare a site specific noise study for each residential lot based upon the final site design (i.e., site plan for each residential project within the Master Plan), building orientation, and pad elevations. The site specific noise study shall demonstrate that the outside noise levels are below 60 dBA CNEL.</p> <p>N-2 For residential uses within PAs R-1, R-2, R-3, and R-4 architectural features needed to achieve the interior noise standard shall be noted on the building plans. A statement certifying that the required architectural features have been incorporated into the building plans, signed by the acoustical analyst/acoustician shall be located on the building plans.</p> | Less Than Significant |

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| <p>Noise standards. Mitigation Measure N-1 requires that a site specific noise study be prepared for each residential lot based upon the final site design (i.e., site plan for each residential project within the Master Plan), building orientation, and pad elevations to ensure compliance with the City's exterior noise thresholds.</p> <p>In addition, second floor receptors were also modeled at 15 feet above the pad elevations to determine noise levels at the building facades. Based on these findings, the second level building facades are anticipated to be above 60 dBA CNEL at Lots 1 (PA R-1), 2 (PA R-2), 3 (PA R-3), and 4 (PA R-4).</p> | | <p>The architect shall also include his registration stamp in addition to the required signature. All noise level reduction architectural components shall be shown on the architectural building plans, and shall be approved. This measure shall be implemented prior to the issuance of building permits for residential projects located within PAs R-1, R-2, R-3, and R-4 and verified by the City of Carlsbad Building and Planning Departments.</p> | |
| Population and Housing | | | |
| The impacts on population and housing were determined to be less than significant without mitigation. | N/A | No mitigation measures are required. | N/A |

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| Public Services | | | |
| The impacts to public services were determined to be less than significant without mitigation. | N/A | No mitigation measures are required. | N/A |
| Transportation and Traffic | | | |
| The proposed project will result in impacts to two roadway segments in the City of Oceanside under Existing plus Project conditions. | Significant | <p>T-1 College Boulevard: Between Vista Way and Plaza Drive. To mitigate the project's direct impacts to College Boulevard, between Vista Way and Plaza drive, the applicant shall request that the City of Oceanside reclassify this segment of College Boulevard from a six-lane Major Arterial to a six-lane Prime Arterial.</p> <p>However, the City of Oceanside considers roadway reclassification infeasible. The changes or alterations are within the responsibility and jurisdiction of the City of Oceanside. The City of Oceanside does not have an adopted program to construct roadway improvements and there does not appear to be a program to accept payments in lieu of construction. Due to the fact that this impacted roadway segment is located outside the jurisdiction and regulatory authority of the City of Carlsbad, these impacts are considered significant and unmitigable.</p> <p>T-2 Vista Way: Between College Boulevard and SR-78 Westbound Ramps. The applicant shall be responsible for the following improvements to this segment of Vista Way:</p> <ul style="list-style-type: none"> • Westbound dedicated right turn lane; and • Lengthening the westbound left turn lanes at College Boulevard/Vista Way by restriping the existing lanes. <p>These improvements would improve peak hour operations; however, would not fully mitigate segment impacts. The changes/alterations are within the responsibility and jurisdiction of the City of Oceanside. However, the City of Oceanside does not appear to have adopted a program to construct such improvements and there does not appear to be a program to accept payments in lieu of construction. Due to the fact that the roadway segment is located outside the jurisdiction and regulatory authority of the City of Carlsbad, these impacts are considered significant and unmitigable.</p> | Significant and Unmitigated |

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| The proposed project will result in impacts to two roadway segments in the City of Oceanside under Near-term with Project conditions. | Significant | T-3 | <p>College Boulevard: Between Vista Way and Plaza Drive. The project would contribute to a deficient LOS F. The applicant is required to pay a fair share fee towards the reclassification of the roadway segment.</p> <p>However, the Oceanside Circulation Update considers roadway reclassification infeasible. The changes or alterations are within the responsibility and jurisdiction of the City of Oceanside. The City of Oceanside does not appear to have adopted a program to construct such improvements and there does not appear to be a program to accept payments in lieu of construction. Due to the fact that the subject impacted segment is located outside the jurisdiction and regulatory authority of the City of Carlsbad, these impacts are considered significant and unmitigable.</p> | Significant and Unmitigated |
| | | T-4 | <p>Vista Way: Between College Boulevard and the SR-78 westbound ramps. The project would contribute to a deficient LOS F. The applicant shall pay a fair share fee towards providing a westbound dedicated right turn lane and lengthening the westbound left turn lanes at College Boulevard/Vista Way by restriping the existing lanes.</p> <p>These improvements would improve peak hour operations; however, would not fully mitigate segment impacts. The changes/alterations are within the responsibility and jurisdiction of the City of Oceanside. However, the City of Oceanside does not appear to have adopted a program to construct such improvements and there does not appear to be a program to accept payments in lieu of construction. Due to the fact that the roadway segment is located outside the jurisdiction and regulatory authority of the City of Carlsbad, these impacts are considered significant and unmitigable.</p> | |
| The proposed project will result in impacts to four roadway segments and one intersection in the City of Oceanside under Buildout of Alternatives 1 and 2 conditions. | Significant | T-5 | <p>College Boulevard: Between Vista Way and Plaza Drive; Plaza Drive and Marron Road; and Marron Road and the south City limit. To mitigate Alternative 1 and 2's impacts to College Boulevard, the applicant shall pay fair share fee towards reclassification of College Boulevard from a six-lane Major Arterial to a six-lane Prime Arterial.</p> <p>However, the Oceanside Circulation Update considers roadway reclassification and widening infeasible. The changes or alterations are within the responsibility and jurisdiction of the City of Oceanside. The City of Oceanside does not appear to have adopted a program to construct such improvements and there does not appear to be a program to accept payments in lieu of construction. Due to the fact that the subject impacted segments are located outside the jurisdiction and regulatory authority of the City of Carlsbad, these impacts are considered significant and unmitigable.</p> | Significant and Unmitigated |
| | | T-6 | <p>Vista Way: Between College Boulevard and the SR-78 westbound ramps (applies to Alternative 2 only). The applicant</p> | |

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| Environmental Impact | Significance Before Mitigation | Proposed Mitigation Measures | Significance After Mitigation |
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| | | <p>shall pay fair share fee towards providing a westbound dedicated right turn lane and lengthening the westbound left turn lanes at College Boulevard/Vista Way by restriping the existing lanes.</p> <p>These improvements would improve peak hour operations; however, would not fully mitigate segment impacts. The changes/alterations are within the responsibility and jurisdiction of the City of Oceanside. However, the City of Oceanside does not appear to have adopted a program to construct such improvements and there does not appear to be a program to accept payments in lieu of construction. Due to the fact that the roadway segment is located outside the jurisdiction and regulatory authority of the City of Carlsbad, these impacts are considered significant and unmitigable.</p> <p>T-7 College Boulevard/Marron Road/Lake Boulevard. The applicant shall pay a fair share fee towards adding a second northbound right turn lane on College Boulevard to eastbound Lake Boulevard.</p> <p>The changes/alterations are within the responsibility and jurisdiction of the City of Oceanside. However, the City of Oceanside does not appear to have adopted a program to construct such improvements and there does not appear to be a program to accept payments in lieu of construction. Due to the fact that the intersection is located outside the jurisdiction and regulatory authority of the City of Carlsbad, these impacts are considered significant and unmitigable.</p> | |
| | | <p>Creative Measures</p> <p>Notwithstanding the above, and in accordance with the Oceanside General Plan, the applicant has indicated that it will voluntarily offer to enter into an agreement with the City of Oceanside in which it will offer to fund or construct the following creative measures to address the improvement of traffic conditions within the City of Oceanside at those locations where improvements are feasible. The total cost of these creative measures shall not exceed the amount that is equal to current Thoroughfare and Traffic Signal fees that would be paid by this project if it were located in the City of Oceanside jurisdiction.</p> <p>The improvements that the applicant may fund or construct, in order of priority, are the following:</p> <ol style="list-style-type: none"> 1. Vista Way between College Boulevard and SR-78 westbound ramps. Provide a westbound right turn lane and lengthen the westbound left turn lanes at College Boulevard and Vista Way intersection. Plans and right of way (if needed) shall be provided by the City of Oceanside. 2. College Boulevard and Plaza Drive. Construct a northbound right turn lane from College Boulevard to Plaza Drive. Plans and right of way (if needed) shall be provided by the City of Oceanside. | |

| Environmental Impact | Significance Before Mitigation | Proposed Mitigation Measures | Significance After Mitigation |
|--|--------------------------------|---|-------------------------------|
| | | <p>3. College Boulevard and Lake Boulevard. Design plans for a northbound right turn lane from College Boulevard to Lake Boulevard.</p> <p>4. Lake Boulevard between Thunder Drive and Sundown Lane. Provide funding for the installation of a Driver Feedback Sign.</p> <p>If the total cost of the creative measures identified above (including all design and construction costs, including but not limited to acquisition costs, construction costs, supervision and administration) is less than the total value of the current Thoroughfare and Traffic Signal fees that would be required to be paid as a result of this project, then the difference shall be paid to the City of Oceanside as an additional fair share contribution. Regardless of whether the project applicant and the City of Oceanside enter into an agreement for the creative measures listed above, the impacts identified in the City of Oceanside will remain significant and unmitigated.</p> | |
| Utilities and Service Systems | | | |
| Proper implementation of the proposed project design measures and conformance with all applicable regulatory/industry standards would avoid or reduce impacts below a level of significance. | Significant | Implementation of mitigation measures identified in Sections 5.3 Air Quality, 5.4 Biological Resources, 5.7 Greenhouse Gas Emissions and 5.9 Hydrology and Water Quality will reduce the environmental impact associated with construction of drainage facilities to a level less than significant. | Less than Significant |

2.3 AREAS OF CONTROVERSY AND ISSUES TO BE RESOLVED

Areas of Controversy

Section 15123(b)(2) of the *CEQA Guidelines* requires that an Environmental Impact Report (EIR) identify areas of controversy known to the Lead Agency, including issues raised by other agencies and the public. The main comments submitted on the NOP during the public review and comment period are directed towards these areas of concern:

- Proposed residential densities on the project site and consistency with the present General Plan land use designations and general land use compatibility;
- The protection of unique and irreplaceable cultural resources, including the El Salto Falls, and lawful treatment of cultural items, including Native American human remains and sacred items likely to be discovered in the course of construction;

- The financing burden of residential uses on the City of Oceanside as a result of services and utilities, including road maintenance, fire and paramedic services, and police services;
- Peak hour traffic congestion and emergency vehicle access;
- Visual impacts associated with public views in the area including the Marron Adobe;
- Implementation of conservation measures and buffer requirements as identified in the approved Reclamation Plan for the project, including the 100-foot biological buffer;
- Water quality impacts to Buena Vista Creek, Buena Vista Lagoon, and the ocean; and
- Biological impacts and adjacency issues associated with the Buena Vista Creek and adjacent biological open space preserve areas.

Issues to be Resolved

The State CEQA Guidelines Section 15123(b)(3) also requires a discussion of issues to be resolved including a choice of alternatives and whether or how to mitigate the significant effects. Based on all information included in the Record of Proceedings, the City Council must decide whether or not the EIR was prepared in compliance with CEQA (Public Resources Code 21000, et. seq.) and Guidelines for Implementation of CEQA (California Code of Regulations [CCR] Section 15000, et seq.). If deemed compliant with CEQA, the City Council shall certify the EIR and consider whether to approve the proposed project or one of the project alternatives. Furthermore, the City Council must decide if the proposed mitigation is adequate and choose whether or how to mitigate any significant impacts. Alternatives to the proposed project have also been identified that would reduce or avoid the potentially significant impacts associated with the project. The City Council would need to decide to approve one of the alternatives discussed in this EIR instead or approve the proposed project.

Statement of Overriding Considerations

CEQA Guidelines Section 15093 require the Lead Agency to balance, as applicable, the economic, legal, social, and technological, or other benefits of the project against its unavoidable environmental risks when determining whether to approve the project. Significant and unmitigated traffic and circulation impacts have been identified associated with implementation of the Master Plan.

If the Lead Agency approves a project with significant and unmitigated impacts, the Lead Agency shall state, in writing, the specific reasons to support its actions based upon the final EIR and/or other information in the record. This written reasoning is called a Statement of Overriding Considerations. As such, the City of Carlsbad will be required to adopt a Statement of Overriding Considerations as part of approval of the proposed project.

2.4 PROJECT ALTERNATIVES

The environmental analysis for the Master Plan evaluated the potential environmental impacts resulting from implementation of the Maser Plan, as well as alternatives to the proposed plan. The alternatives include are summarized below. A detailed discussion of the alternatives to the proposed project analyzed in this EIR is provided in Section 6.0.

No Project/Existing General Plan Alternative. *CEQA Guidelines* require analysis of the No Project Alternative (Public Resources Code Section 15126). The No Project/Existing General Plan Alternative assumes that the project site would be developed pursuant to the existing General Plan land use designations on the site. Under this alternative, development of the project site would be primarily either one large subdivision or a series of single-family residential subdivisions (low-medium density). The residential low-medium density (RLM) General Plan designation allows 0-4 dwelling units per acre. Pursuant to the City of Carlsbad General Plan and Zoning regulations, and allowed for residential density calculation credit per the existing General Plan Land Use Element, the maximum allowed residential units allowed on the Quarry Creek project site is 293 units, based on existing General Plan land use designations.

The existing open space areas on the project site would remain the same. Marron Road would be extended through the project site in an east-west direction from College Boulevard westerly to its existing terminus approximately 1.3 miles to the west. This alternative would comply with the City's Inclusionary Housing Ordinance (Carlsbad Municipal Code [CMC] Chapter 21.85) by developing 15 percent of the total units as affordable to low income households. Under the Existing General Plan Alternative, the project would be obligated to provide a maximum of 44 dwelling units (293 dwelling units x 15%) as affordable to lower-income households.

No Project/No Development Alternative. The No Project/No Development Alternative assumes that the project site would not be developed and would remain vacant.

Reduced Development Footprint Alternative. The Reduced Development Footprint Alternative would provide a total of 656 residential dwelling units consisting of 456 High Density and 200 Medium High Density units. The development footprint, as it extends westerly on the Panhandle parcel would be reduced as compared to the proposed project.

Existing HMP Hardline and Circulation Element Alternative. The Existing HMP Hardline and Circulation Element Alternative would provide a total of 788 residential dwelling units consisting of 331 High Density and 457 Medium High Density units. Under the existing HMP Hardline, the development footprint would be larger than the proposed project. Additionally, the area of disturbance would be expanded as compared to the proposed project in order to accommodate the Marron Road alignment completely through the project site and accounting for the likely alignment of the roadway off-site.

Special Use Area for PA R-5. The Special Use Area for PA R-5 Alternative would provide a total of 656 residential dwelling units consisting of 456 High Density and 200 Medium High Density units. A 5.3 gross acre special use park would be provided in Master Plan planning area R-5, the residential units within R-5 would be reallocated into planning area R-4.

No Development on Panhandle Parcel – 656 Units. The No Development on Panhandle Parcel – 656 Units Alternative would provide a total of 656 residential dwelling units consisting entirely of High Density units, and located only on the Reclamation parcel. No development would occur on the Panhandle parcel, with the exception of some limited grading and construction of utilities to support the development.

No Development on Panhandle Parcel – 506 Units. The No Development on Panhandle Parcel – 506 Units Alternative would provide a total of 506 residential dwelling units consisting of 306 High

Density units and 200 Medium High Density units. Development would be located only on the Reclamation parcel. No development would occur on the Panhandle parcel, with the exception of some limited grading and construction of utilities to support the development.

No Direct Traffic Impact Alternative. The No Direct Traffic Impact Alternative would provide a total of 250 residential dwelling units consisting of 217 High Density units and 33 Medium Density units. The development footprint would be confined to only the portions of the Reclamation parcel that have been disturbed associated with the previous mining and reclamation activities on that parcel. The No Direct Traffic Impact Alternative is considered the Environmentally Superior Alternative.

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